

Industrial For Lease



1050 McNicoll Ave Scarborough, ON



2,847
Square Feet



1 Truck Level
Shipping Door



14' 2"
Clear Height

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**AVISON
YOUNG**

**Sales Representative*

Unit 4

SIZE	2,847 sf	ZONING	E 1.0
OFFICE/RETAIL	10%	ASKING RATE	\$18.95 psf
CLEAR HEIGHT	14' 2"	TMI	\$4.72 psf (2025)
SHIPPING	1 Truck Level Door	AVAILABILITY	Immediate



Permitted Uses

In the E zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- 8. Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9. Pesticide or Fertilizer Manufacturing;
- 10. Petrochemical Manufacturing;
- 11. Primary Processing of Gypsum;
- 12. Primary Processing of Limestone;
- 13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- 14. Pulp Mill, using pulpwood or other vegetable fibres;
- 15. Resin, Natural or Synthetic Rubber Manufacturing;
- 16. Tannery
- 17. Office
- 18. Park
- 19. Performing Arts Studio
- 20. Pet Services
- 21. Police Station
- 22. Printing Establishment
- 23. Production Studio
- 24. Public Works Yard
- 25. Service Shop
- 26. Software Development and Processing
- 27. Warehouse
- 28. Wholesaling Use [By-law: OMB PL130592]

All Manufacturing Uses except:

1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18) [By-law: 0403-2014]]By-law: 1124-2018] [By-law: 1198-2019]

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For Lease



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